

A special meeting of the Redmond City Council was called to order, pursuant to notice by Mayor Rosemarie Ives, at 7:00 p.m. in the Council Chambers. Councilmembers present were: Cole, Dorning, McCormick, Misener, Paine, Plackett, and Robinson.

REDMOND CITY HALL ARCHITECTURAL DESIGN COMPETITION

The Mayor, City Councilmembers, Jon Runstad (Wright Runstad), Cindy Edens (Wright Runstad), John Finke (National Development Council), and Chuck DePew (National Development Council) comprise the Architectural Selection Committee. Members of the Architectural Selection Committee listened to the following presentations.

MulvannyG2 Architecture

MulvannyG2 Architecture representatives began by presenting their vision of the new Redmond City Hall and then explained the design using a model as they presented a virtual tour of the building. Features of the proposal include the transparent building, fireplace in the lobby with the use of light colors, glass elevator, roof terrace, and the building stepping down on the river side. The architect envisioned shared parking with the Redmond Library, and locating the loading dock and services access through the underground parking garage.

Summary of Comments/Questions from the Architectural Selection Committee and Architect Responses (in bold)

- Would the existing Technology Center continue to function as a working office building until the end of the city hall construction? **Yes, that is correct.**
- How would the building change if the Council Chamber were not included? **The Chamber area could be a meeting room or offices.**
- Describe the NE 85 Street side of the building (south side) and the materials envisioned. How might it be made more attractive for people walking or driving along NE 85 Street?
- Would the existing trees near NE 85 Street be saved? **Yes.**
- Does this design meet LEED (Leadership in Energy and Environmental Design) standards? **Architecturally the design is very close to the silver standard.**
- What is the distance from the curb on NE 85 Street to the building? **Roughly 30-40 feet.**
- Is there a reason why a parking garage was not incorporated in the design? **Ms. Cindy Edens, Wright Runstad, replied**

- that the architects were asked to show a parking garage, but not design it at this time.
- Please elaborate on what would be the exterior material for the Council Chamber. **The material would be a polished metal like copper.**
 - Regarding future expansion how could additional space be added? **Additional space could be added by extending one of the wings up.**
 - The walkway running along the south side of the plaza, the length of the green space, you mentioned it could host events, but it is primarily a walkway, correct? **It is a very nice covered feature (trellised) for the public, but you could also use it for events.**
 - How would you compare the buildings along Willows Road in terms of the colors proposed for the new City Hall building? **The feel of those buildings is rather different from the feel of this proposal, i.e., the way they were built. The proposed design expresses warmth through the use of terra cotta, wood, and polished metal of the garden building.**

NBBJ

NBBJ representatives described the design concept using a PowerPoint presentation that showed the proposed site plan and the different faces for the proposed building. NBBJ feels this proposal provides a sense of dignity, permanence, place, identity, high ideals, continuity, and value.

A few of the site and building features included meandering the river system closer into the site, an amphitheater, an architectural water feature, underground parking garage, shared parking with the Redmond Library to the east, minimizing excavation and floor by floor windows in the building.

Summary of Comments/Questions of the Architectural Selection Committee and Architect Responses (in bold)

- Regarding the concept of drawing the river into the open space, does that imply that the Sammamish River Trail would then come onto the campus? **This is depicted as the idea of bringing the environment of the river closer. The trail could also traverse a bridge(s). The design is more conceptual; the idea was to be able to see the river from the site.**
- What is the major entrance into city hall? **Actually there are three entrances, but the entrance off of the plaza is the major entrance.**

- What is the rationale behind the retail element near NE 85 Street? **The idea was to put in an element to activate the plaza. It would be approximately 2,400 square feet and could be a cafeteria or leased to outside entities.**
- What are the "oval" shapes on the plan and what is their purpose? **The "oval" pieces on the plan are areas that "activate the site", i.e. encourage people to go outside of the building during the day.**
- Could you describe in more detail the building materials? **The base would be masonry or stone and then the next three floors would be pre-cast concrete or metal paneling, with a window wall system at the top and on the south side.**
- Please elaborate on the Council Chamber design as to what kind of materials would be used, and, secondly, if the city decided to not include the Chamber in the city hall design, what would be put in its place? **The Chamber is situated in the green space, as it would be a different building, constructed of timber and masonry. It was put outside of the main city hall building not only to activate that exterior space but also to allow for the ability to build it or not, and/or phase construction.**
- Regarding the LEED standard, to what level would you design? **This project is set to meet the silver standard or exceed it. The narrower building reduces electrical loads and gives all work stations additional natural light.**
- Speak to the gathering community areas as part of the proposed master plan. **There are several: a natural amphitheater that could be created or the plaza that exists out in front of the building. There are also informal areas that could be conceived as being in the middle of the green space between the buildings.**
- Regarding bringing in the natural river, it seems that the swale idea might be the way to go cost wise. **The most important thing in that concept is to be able to take the bank of the river's edge and rock it back so you can actually get views of the river from the site. However, this aspect of the design would involve a project independent of the city hall project because of shoreline and other agency requirements.**

Zimmer, Gunsel, Frasca (ZGF) Partnership

Representatives of ZGF Partnership stated that the new city hall building should have a position of honor and act as a gateway to the city. Using a PowerPoint presentation, they described the site plan and floor plans for the proposed building. Some of the features include a

reflecting pool, setting the building back from NE 85 Street and using the existing driveway, creating a series of open spaces and maintaining a pedestrian atmosphere on the central campus, locating the Council Chamber on the north side of the building with a "transparent" lobby to see through to the river, building a four story, 90-foot wide building.

Summary of Comments/Questions by the Architectural Selection Committee and Architect Responses (in bold)

- What would be different if the Council Chamber were not included? **The building would be slightly smaller and the design would not change radically. Some other lobby-oriented function could replace the Chamber.**
- Describe in more detail the side of the building that faces NE 85 Street. **A couple things are happening - there is a stairway so people can go from floor to floor, and half of that stair is glazed glass allowing views of the river. Secondly, there is the introduction of brick and a trellis landscape over the ramp to the garage.**
- How does the design meet the silver LEED standard? **ZGF always believes that first we build well and select materials that age well and enhance the natural light aspects through the use of skylights and/or light shelves to reduce heat, air conditioning and electrical costs. On the exterior and interior we would want to pick materials that are also recyclable such as the use of fly ash in the precast concrete.**
- Would the Technology Center be demolished after the new building is operational? **Yes.**
- How would additional office space be added to the proposed building? **To keep it contiguous it would be best to expand out to the west or use the courthouse site.**
- Regarding the Council Chamber, it appears that there are offices above the Chamber. What is the floor height on the first floor? **All three of the upper floors extend over the Chamber. The first floor would be 18 feet high. The Chamber is incorporated into the building to control costs.**

Mayor Ives thanked the three teams for their presentations. She reminded the audience of the upcoming open houses on September 11, 2003 in the evening and September 13, 2003 in the morning and encouraged citizens to fill out the green comment card and/or email staff with their thoughts on the proposals presented. She concluded that the Architectural

September 9, 2003

Selection Committee would be selecting the architectural firm at a special Council meeting on Monday, September 15, 2003.

There being no further business to come before the Council, the Mayor adjourned the special meeting at 10:20 p.m.

MAYOR

CITY CLERK